Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990. Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development. This form is to provide the **minimum** information to demonstrate the acceptability of the design.

Site located at 25 Temple Road, Buxton

1) Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

25 Temple Road is a large detached stone dwelling set back from the road within mature landscaped gardens. It was built in the early 20th century and is two storeys high with a red tiled roof. There is natural stone to the ground floor elevations and red tile hanging to the first floor elevations. The houses and apartments surrounding the property vary in height, design and character and it is located next door to Buxton Community School.

2) Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

The proposal is to demolish the existing 1970s style bay window at the front of the property and construct a stone rectangular bay window which has been designed to be more in keeping with the character of the main house. The existing opening size has been maintained but there will be taller glazing panels to allow more light into the front of the house. The proposed bay window is a symmetrical design centered on the first floor oriel window and creates an important focal point for the house.

The materials will match those used in the main house. The walls will be constructed from natural stone and stone mullions and transoms will be used in the window with a detailed stone coping above the window. The window frames will be in timber, painted white to match the existing house with leaded top lights to match the other windows.

A velux roof light is also proposed to the front roof elevation to provide light into the loft space. This will be a special conservation type window and will be unobtrusive.

3) Explain any measures proposed to protect the amenity of neighbours.

The window will not impose on the neighboring properties. There is a high mature hedge along the boundary with 27 Temple Road so there will be no overlooking issues. The proposed bay is no larger than it is at present and is set back from the road and hidden by trees and shrubs along the front boundary.

4) Describe the existing access to the proposal area and any proposed changes to it.

There are no changes proposed to the access.